

Fill in this information to identify the case:Debtor name Overlord Real Estate Holdings, LLCUnited States Bankruptcy Court for the: EASTERN DIST. OF PENNSYLVANIACase number 23-11282
(if known) Check if this is an amended filing**Official Form 206D****Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims**2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.**

Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
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2.1	Creditor's name <u>BSI Financial Services</u>	Describe debtor's property that is subject to a lien <u>1070 Rick Road, Reading, PA 19605</u>	<u>\$500,000.00</u>	<u>\$1,700,000.00</u>
	Creditor's mailing address <u>314 S. Franklin Street 2nd FL</u>	Describe the lien <u>Mortgage / Agreement</u>		
		Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Date debt was incurred <u>Titusville PA 16354</u>	Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out Schedule H: Codebtors (Official Form 206H)		
	Last 4 digits of account number <u>2 0 0 0</u>	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
	Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor, and its relative priority.			

1) Gary Mengel; 2) BSI Financial Services.

In default since 1/1/2023. Total arrears as of May 1, 2023= \$32,916.74. \$5,599.71 due 6/1/23

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.**\$2,073,619.27**

Part 1: Additional Page

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2.2	Creditor's name <u>Gary Mengel</u>	Describe debtor's property that is subject to a lien	<u>\$1,100,000.00</u>	<u>\$1,700,000.00</u>
	Creditor's mailing address <u>1064 Rick Road</u>	1070 Rick Road, Reading, PA 19605		
		Describe the lien		
		Mortgage / Agreement		
		Is the creditor an insider or related party?		
	<u>Reading PA 19605</u>	<input type="checkbox"/> No		
		<input checked="" type="checkbox"/> Yes		
	Creditor's email address, if known	Is anyone else liable on this claim?		
		<input checked="" type="checkbox"/> No		
	Date debt was incurred <u>3/2022</u>	<input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	Last 4 digits of account number <u>N o n e</u>	As of the petition filing date, the claim is:		
		Check all that apply.		
		<input type="checkbox"/> Contingent		
		<input type="checkbox"/> Unliquidated		
		<input type="checkbox"/> Disputed		
	Do multiple creditors have an interest in the same property?			
	<input type="checkbox"/> No			
	<input checked="" type="checkbox"/> Yes. Have you already specified the relative priority?			
	<input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority.			
	<input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines 2.1			

Under foreclosure

2.3	Creditor's name <u>Lima One Capital LLC</u>	Describe debtor's property that is subject to a lien	<u>\$220,000.00</u>	<u>\$0.00</u>
	Creditor's mailing address <u>201 McBee Avenue #300</u>	845 N 8th Street, Reading, PA 19604		
		Describe the lien		
		<u>Mortgage / Agreement</u>		
		Is the creditor an insider or related party?		
	<u>Greenville SC 29601</u>	<input checked="" type="checkbox"/> No		
		<input type="checkbox"/> Yes		
	Creditor's email address, if known	Is anyone else liable on this claim?		
	Date debt was incurred <u>5/11/2022</u>	<input checked="" type="checkbox"/> No		
	Last 4 digits of account number <u>2 1 5 9</u>	<input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	Do multiple creditors have an interest in the same property?	As of the petition filing date, the claim is:		
	<input checked="" type="checkbox"/> No	Check all that apply.		
	<input type="checkbox"/> Yes. Have you already specified the relative priority?	<input type="checkbox"/> Contingent		
		<input type="checkbox"/> Unliquidated		
		<input type="checkbox"/> Disputed		
	<input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority.			
	<input type="checkbox"/> Yes. The relative priority of creditors is specified on lines			

Mortgage dated 5/11/2022

Deed also covers 841 N 8th Street parcel #12530760947921 with an assessed value of \$7,400

Debtor

Overlord Real Estate Holdings, LLCCase number (if known) 23-11282**Part 1: Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column A
Amount of claim
Do not deduct the value of collateral.

Column B
Value of collateral that supports this claim

2.4	Creditor's name <u>PMBDA</u>	Describe debtor's property that is subject to a lien <u>432 Schuylkill Avenue, Reading, PA 19602</u>	\$80,000.00	\$0.00
Creditor's mailing address <u>Office of Business Financing</u> <u>400 North Street, 4th FL</u>		Describe the lien <u>Mortgage / Agreement</u>		
		Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
Harrisburg PA 17120-0225		Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
Creditor's email address, if known <hr/>		As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
Date debt was incurred <hr/>				
Last 4 digits of account number <u>6 2 7 0</u>				
Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Have you already specified the relative priority?		<input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____		
Creditor's name <u>Riverfront Federal Credit Union</u>		Describe debtor's property that is subject to a lien <u>905 N. 9th Street</u>	\$116,000.00	\$0.00
Creditor's mailing address <u>2609 Keiser Blvd</u>		Describe the lien <u>Mortgage / Agreement</u>		
		Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
Reading PA 19610		Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
Creditor's email address, if known <hr/>		As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
Date debt was incurred <hr/>				
Last 4 digits of account number <u>0 1 0 1</u>				
Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Have you already specified the relative priority?		<input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____		

Debtor

Overlord Real Estate Holdings, LLCCase number (if known) 23-11282**Part 1: Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column A
Amount of claim
 Do not deduct the value of collateral.

Column B
Value of collateral that supports this claim

2.6	Creditor's name <u>Riverfront Federal Credit Union</u>	Describe debtor's property that is subject to a lien <u>432 Schuylkill Avenue, Reading, PA 19601</u>	<u>\$57,619.27</u>	<u>\$0.00</u>
	Creditor's mailing address <u>2609 Keiser Blvd</u>	Describe the lien <u>Mortgage</u>		
		Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	<u>Reading PA 19610</u>	Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	Last 4 digits of account number <u>x 5 1 6</u>	As of the petition filing date, the claim is: Check all that apply.		
	Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Have you already specified the relative priority?	<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
		<input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority.		
		<input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____		